

ELGIN CITY COUNCIL AGENDA

ELGIN COMMUNITY CENTER

AUGUST 12, 1997

CALL TO ORDER 7:00 pm

APPROVE THE MINUTES of July 8, 1997

SUPERVISORS REPORTS

Police	Dayton Sibley
Public works	Kyle Boylen
Library	Sandra Good
Fire	Pat McDonald
Ambulance	Merle Laci
Municipal court	Ralph Howell
Recorder	Joe Garlitz

CITIZENS TO SPEAK

COMMITTEE REPORTS

Administration: Councilors Cooper and Stover
Public Works: Councilors McMullen and Churchill
Public Safety: Councilors Short and Bennett

OLD BUSINESS

Fire Truck lease/purchase
Opera House lease, committee review/comments
Zoning Ordinance Amendments-
A) Horses in the R-1 Zone
B) Manufactured Home Standards
Grande Ronde Hospital alternate billing proposal
Old Ambulance Disposal
Transportation Growth Management Plan

NEW BUSINESS

CCIS Liability Risk Pool, Resolution for Membership

CORRESPONDENCE

GOOD OF THE ORDER

Approve bills

ADJOURN

CITY of ELGIN

COUNCIL MINUTES FOR AUGUST 12, 1997

COUNCILORS PRESENT-	Kevin Cooper
	John Stover
	Berta Churchill
	Misty Bennett
	Rick Smith - Mayor
Arrived late	Leroy Short
ABSENT-	Pat McMullen

Call to Order

The meeting was called to order at 7 pm by Mayor Rick Smith.

Approval of Minutes

The Mayor called for approval of the minutes of the meeting of July 8, 1997. Councilor Stover moved to approve the minutes as presented, with Councilor Cooper as second. The vote was unanimous for approval, motion carried.

Supervisors Reports

The Mayor called for the supervisors reports.

Police- Chief Sibley; Absent, no report.

Public works- Kyle Boylen; Absent, no report.

Library- Sandra Good submitted a written report. She informed the Council she would close the library the last week of August and the first week of September to allow time to complete entering the library's holdings into the database. She also informed the Council that the State might cut their grant to the County's libraries since the County was not able to provide the level of support that had been provided in the past.

Fire- Chief McDonald reported that the fire season has been quiet up to now. He informed the Council that Chris Reis and his family had painted the fire hall, donating both the labor and the paint.

Ambulance- Merle Laci; Absent, no report.

Municipal Court- Ralph Howell presented his court docket to the Council, noting that things were going well.

Recorder/Administrator- Joe Garlitz reported that the auditors had completed their field work and should have an audit report available for the next meeting. He also called attention to the draft Highway 82 Corridor plan. The plan calls for restricting access to the Highway within the City. The effect of the restrictions will essentially deny any future access to Highway 82 within the City. One prospective business has already been denied access to the Highway.

After discussion of the plan, Councilor Cooper moved to direct the Recorder to write a letter to ODOT Region 5 office stating the Council's objection to the restricted access standards, with Councilor Churchill as second. The vote was unanimous for approval, motion carried.

Citizens to Speak

Carl Schmittle asked when the grant work was going to be done on Cedar Street. Mr. Garlitz informed the Council and Mr. Schmittle that the estimated costs for a single contract exceeded the City funds. The prep work will be done by the City this fall and the paving will be done next year.

Cash Lisk expressed his concern about speeding traffic on 10th Ave. mixing with kids on bikes. Sharon Stover stated the same concern. In the following discussion several options were suggested, including parking a surplus police car at a strategic location on the street, increasing police patrolling of the street and developing a path along the right-of-way.

Committee Reports

The Mayor then called for the committee reports.

Administration: Councilors Cooper and Stover reported that the bills had been reviewed.

Public Works: Councilor Churchill noted that due to high use of water and the need to replace a bearing on well-4, the public works director had placed restrictions on watering.

Public Safety: Councilor Bennett reported that the pawn shop ordinance was still being reviewed.

Old Business

Fire Truck lease/purchase

Chief McDonald presented a 5 year lease/purchase agreement to the Council for consideration. The agreement is to acquire a new fire truck at a cash price of 141,778. The 5 lease payments are to be \$32,253.04. The Chief reviewed the various options and proposals that he had received for purchasing a fire truck. The truck available from Hughes Fire Equipment, Inc is the best offer and the most suitable equipment of the offers received.

Mayor Smith opened a meeting of the Contract Review Board. After reviewing the options for purchasing or lease/purchase of a fire truck, and a review with Chief McDonald of the offers available, Councilor Cooper moved to accept the proposal from Hughes Fire Equipment for a Pierce Responder Pumper equipped, FOB Appleton, Wisconsin for \$141,778, with Councilor Stover as second. The vote was unanimous for approval, motion carried.

Mayor Smith closed the Contract Review Board. Councilor Cooper moved to approve the Mayor's signature on a lease/purchase agreement for the described fire truck, with the lease agreement through Banc-One Leasing, with Councilor Churchill as second. The vote was unanimous for approval, motion carried.

Opera House lease, committee review/comments

Councilor Cooper stated that the committee had not met to review the proposed lease agreement. However, he has reviewed the draft and recommends that the cost of leasing the office spaces be included in the lease and that subleasing be prohibited. Mr. Garlitz stated that he has a Business Property Lease standard business form. It will be suitable for the proposed lease conditions and will contain standard lease language. The lease will be presented for review at the next meeting.

Zoning Ordinance Amendments-

A) Horses in the R-1 Zone

A draft ordinance for allowing horses as a conditional use in the R-1 Zone was presented. The draft follows the criteria for farm animals in the R-2 Zone.

Chuck Williams expressed concern regarding the ability to continue to pasture horses where there was little other useful purpose for a lot. He was particularly concerned about property belonging to Dora Heasty used for this purpose. Rod Spikes noted that it was necessary to set some specific criteria so horses could not be placed on lots that were not suitable nor desirable for the livability of the general area.

Councilor Short arrived at 7:50.

After some discussion Mayor Smith appointed an ad hoc committee to review the ordinance and to propose language that would meet the needs of the community as a whole. Dick Miller, Rod Spikes, Rocky Burgess, Ron Schmittle, Kevin Cooper and Bootes Churchill are the committee members. They set a meeting time of 6:30 pm August 14 at Councilor Churchill's home.

B) Manufactured Home Standards

Sharon Stover was present to urge the Council to implement much higher standards for manufactured homes. She suggested that, based on the standards set by other communities in the County, the minimum floor area be 1,000 sqft and that a pitched roof be required with minimum pitch of 2-1/2 to 12. The Association of Manufactured Home Builders sent a letter requesting that the Council allow a maximum foundation height of 24 inches. Cash Lisk noted that in obtaining a loan for his new home, the lending agent reduced the property improvement value by 10% because of the low quality of housing in Elgin. He suggested that it was to the best interest of everyone to stop allowing single wide trailers in the R-1 Zone.

After discussion, Councilor Stover moved to declare a moratorium on the installation of all manufactured homes until new standards can be implemented, for a period of up to 90 days, with Councilor Short as second. The vote was unanimous for approval, motion carried.

The proposed Zoning Ordinance amendments regarding manufactured homes was read for the first time in full, with standards requiring a minimum floor area of 1,000 sqft, maximum foundation wall of 24 inches, a minimum roof pitch of 2-1/2 to 12 and a rear yard set-back of 15 feet. The ordinance will be placed before the Council for adoption at the meeting in September.

Grande Ronde Hospital billing proposal.

Roger Wilder has proposed an alternative billing offer for mutual assistance runs with Grande Ronde Hospital. He is proposing that the City accept 57% of the City's actual billing for services rendered. This translates to about \$140 per run. The previous offer of \$150 per run was rejected by the Council as being unreasonable low. Needless to say the Council gave this no consideration. The consensus of the Council was to make a counter offer of 90%, the current rate.

Old Ambulance Disposal

Various suggestions were made as to the use/disposal of the old ambulance. The Fire Department is not interested, however the Union Fire Department might have a use for it. After discussion, it was agreed that the City would offer the ambulance for sale through sealed bids, with a minimum bid set at \$2,000. It was suggested that if no acceptable bid was received the City would consider offering it to the Union Fire Department.

Transportation Growth Management Plan grant

The County Planning Department has prepared a grant for funding a transportation growth management plan that would include the City of Elgin. Mayor Smith took the document for review.

New Business

Resolution 1036, declaring the City's membership in the CCIS insurance risk pool for the next 3 years was presented. Councilor Churchill moved to approve resolution 1036 as presented, with Councilor Cooper as second. The vote was unanimous for approval, motion carried.

Good of the Order

Councilor Cooper moved to approve the bills as presented, with Councilor Stover as second. The vote was unanimous for approval, motion carried.

Councilor Stover moved to adjourn, with Councilor Cooper as second. The vote was unanimous for approval, motion carried.

Minutes respectfully submitted;

Joe Garlitz,
Recorder/Administrator